Shedding
Some Light
on Income
Property

Mortgage Banker

VOLUME 40 NUMBER 2 NOVEMBER 1979

PUBLISHED MONTHLY SINCE 1939 BY THE MORTGAGE BANKERS ASSOCIATION OF AMERICA

Executive Editor
William E. Henry

Editor
John T. Aquino

Assistant Editor
Jane B. Steinmetz

Advertising
J. Michael McFall

Circulation
Lygia Washington

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Mortgage Banker (ISSN 0027-1241)

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Business and Editorial Offices
1125 Fifteenth Street, N.W.,
Washington, D.C. 20005.
Editorial: (202) 785-8333
Circulation: (202) 785-8333
Advertising: (202) 785-8333.

Mortgage Market Trends

Prepared By MBA's Economics Department

October 19, 1979

Despite record interest rates and rapidly escalating prices, the housing industry held firm in the third quarter of 1979. House sales and loan origination volumes remained high, and housing starts averaged a relatively strong annual rate of 1.83 million units. However, the forces are now in place to bring about a rapid decline in housing activity in the coming months.

The long anticipated recession should finally become a reality in the early part of next year when the effects of the recent Federal Reserve actions aimed at easing inflation have filtered through the economy. This long overdue credit-tightening move by the Fed will most likely have the desired anti-inflationary effect, but it will come at the cost of a sharp decline in economic activity. Thus, while the factors that have supported the recent housing boom remain in place--namely, the maturation of the post-war baby boom and the housing market's deep-rooted inflationary psychology—the deteriorating state of the economy will finally hobble the housing sector.

While the Fed has long espoused the anti-inflation cause, it was not until early October that it took any concrete measures to substantially tighten credit. Previously, the Fed had relied almost exclusively on adjustments in the federal funds targets in waging its battle against inflation. The result was an escalation in the price of credit but little curtailment in its availability. Now, we should see shortages in credit availability. A substantial increase in the cost of marginal funds, resulting from the implementation of increased reserve requirements on certain member bank liabilities, will force banks into rather stringent credit rationing.

Mortgage lenders for some time have been facing a shortage in the supply of loanable funds due to the decreased savings flows to the thrifts. The escalation in short-term rates that immediately followed the Fed move will only serve to exacerbate this problem. Thus, faced with increased disintermediation, coupled with the rising cost of funds, mortgage lenders too will be forced to ration their dwindling loan supply.

Waning economic activity over the next six to nine months will result in rising unemployment and declining real income levels. These factors, high interest rates, and reduced availability of mortgage funds will force consumers to postpone their house buying plans, at least until the economy begins to pick up steam again in the latter half of 1980.

Frances E. Wrocklage
Senior Economist

MORTGAGE MARKET TRENDS - NOVEMBER, 1979

RESIDENTIAL STRUCTURES, BY UNIT TYPE

(Units in thousands)

PERMITS 16,000 ISSUING PLACES

Year and Month	Actual			Seasonally Adjusted Annual Rate		
	Total	1-4 Units	5+ Units	Total	1-4 Units	5+ Units
1978						
JUN	184	133	51	1,821	1,279	542
JUL	140	102	38	1,630	1,142	490
AUG	146	109	37	1,563	1,145	418
SEP	141	99	42	1,731	1,217	514
OCT	148	107	41	1,719	1,260	459
NOV	129	91	38	1,724	1,245	479
DEC	104	71	33	1,664	1,285	379
1979						
JAN	81	56	25	1,324	959	365
FEB	84	57	27	1,321	878	443
MAR	141	103	38	1,531	1,103	428
APR	139	106	33	1,437	1,082	355
MAY	162	111	41	1,618	1,163	455
JUN	156	112	44	1,639	1,144	495
JUL	138	104	34	1,528	1,136	392
AUG	152	111	41	1,654	1,181	473
SEP	136p	91p	45p	1,733p	1,184p	549p
8 months						
1979	1,053	770	283			
1978	1,137	834	303			
1977	1,131	852	279			
1976	825	656	169			

HOUSING STARTS

Year and Month	Actual			Seasonally Adjusted Annual Rate		
	Total	1-4 Units	5+ Units	Total	1-4 Units	5+ Units
1978						
JUN	216	168	48	2,093	1,582	511
JUL	192	152	40	2,104	1,589	515
AUG	191	151	40	2,004	1,568	436
SEP	181	135	46	2,024	1,544	480
OCT	192	145	47	2,054	1,571	483
NOV	158	122	36	2,107	1,652	455
DEC	120	89	31	2,074	1,658	416
1979						
JAN	88	64	24	1,679	1,263	416
FEB	84	64	20	1,381	1,029	352
MAR	153	120	33	1,786	1,382	404
APR	161	131	30	1,745	1,393	352
MAY	189	144	45	1,835	1,345	490
JUN	193	147	46	1,935	1,419	516
JUL	164	130	34	1,791	1,360	431
AUG	172	133	39	1,806	1,400	406
SEP	161p	117p	44p	1,181p	1,372p	509p
8 months						
1979	1,204	933	271			
1978	1,310	1,069	301			
1977	1,333	1,067	266			
1976	1,003	838	165			

VALUE OF NEW CONSTRUCTION PUT IN PLACE

(Dollars in millions)

Year and Month	Seasonally Adjusted Annual Rate			
	Total	1 Unit	2+ Units	Non-Res
1978				
JUN	113,910	63,195	13,373	37,342
JUL	115,359	63,344	14,346	37,669
AUG	114,679	63,273	13,806	37,600
SEP	115,051	63,063	13,742	38,246
OCT	115,529	63,460	13,366	38,703
NOV	118,608	64,884	14,024	39,700
DEC	120,739	66,243	14,251	40,245
1979				
JAN	112,999	61,407	13,208	38,384
FEB	115,191	62,308	14,663	38,220
MAR	119,211	61,376	14,967	42,868
APR	118,621	59,868	16,108	42,645
MAY	120,904	59,735	15,932	45,248
JUN	124,452	60,363	17,300	46,789
JUL	125,507	60,554	17,196	47,757
AUG	123,828p	60,315p	16,741p	46,792p
SEP	n.a.	n.a.	n.a.	n.a.

HOUSE SALES

(Units in thousands)

Year and Month	EXISTING HOUSES[1]	NEW HOUSES		
		Sold	Available For Sale	Months Supply at Current Rate
1978				
JUN	382	77	422	5.5
JUL	351	68	420	6.2
AUG	395	72	421	5.8
SEP	329	68	419	6.2
OCT	335	70	414	5.9
NOV	303	53	422	8.0
DEC	236	51	421	8.3
1979				
JAN	245	53	411	7.8
FEB	263	58	399	5.3
MAR	336	73	416	5.7
APR	336	72	417	5.7
MAY	374	69	426	6.2
JUN	348	64	420	6.6
JUL	347	66	421	6.3
AUG	381	70p	419p	6.0p
SEP	n.a.	n.a.	n.a.	n.a.
8 months				
1979	2,630	525		
1978	2,702	577		
1977	2,439	580		
1976	2,061	438		

RESIDENTIAL STRUCTURES, BY REGION

(Units in thousands)

PERMITS 16,000 ISSUING PLACES

Year and Month	Actual				Seasonally Adjusted Annual Rate			
	North East	North Central	South	West	North East	North Central	South	West
1978								
JUN	19	42	53	72	191	363	538	729
JUL	18	34	36	42	219	377	553	483
AUG	19	37	48	42	189	381	533	460
SEP	18	37	48	39	204	424	602	501
OCT	16	37	53	42	162	375	657	525
NOV	16	28	48	36	196	355	670	503
DEC	13	16	39	36	198	327	612	527
1979								
JAN	10	8	35	29	189	198	500	437
FEB	6	10	37	31	140	229	506	446
MAR	12	25	62	42	143	294	646	448
APR	14	31	51	43	142	297	543	455
MAY	18	37	60	48	181	328	616	493
JUN	18	34	59	45	199	332	636	472
JUL	15	27	51	45	161	281	585	501
AUG	15	30	59	47	147	310	664	533
SEP	18p	29p	51p	38p	213p	334p	664p	522p
8 months								
1979	108	202	414	330				
1978	117	250	429	391				
1977	120	245	383	364				
1976	95	202	269	262				

STARTS

Year and Month	Actual				Seasonally Adjusted Annual Rate			
	North East	North Central	South	West	North East	North Central	South	West
1978								
JUN	23	56	81	56	212	474	869	538
JUL	22	47	71	52	219	465	861	559
AUG	21	43	76	50	217	419	803	565
SEP	22	42	73	44	233	448	808	535
OCT	21	27	78	46	206	432	879	537
NOV	17	43	62	37	186	526	852	543
DEC	14	19	47	39	238	447	786	603
1979								
JAN	8	7	45	28	275	245	745	414
FEB	6	7	42	29	168	184	614	450
MAR	12	6	75	40	177	363	794	452
APR	15	34	65	47	160	354	690	541
MAY	18	50	72	51	170	412	746	507
JUN	19	24	79	51	181	377	890	487
JUL	18	36	68	43	182	351	794	464
AUG	20	39	74	40	183	384	786	453
SEP	14p	37p	66p	44p	151p	415p	756p	559p
8 months								
1979	116	203	520	329				
1978	126	299	564	380				
1977	132	310	520	371				
1976	106	261	381	174				

CONSTRUCTION STATUS

(Units in thousands)

Year and Month	UNDER CONSTRUCTION			COMPLETIONS		
	Total	1-4 Units	5+ Units	Total	1-4 Units	5+ Units
1978						
JUN	1,340	895	445	167	129	38
JUL	1,363	919	444	166	125	41
AUG	1,373	928	445	178	139	39
SEP	1,371	918	453	181	145	36
OCT	1,381	913	468	180	146	34
NOV	1,371	900	471	167	134	33
DEC	1,310	848	462	170	136	34
1979						
JAN	1,270	813	457	129	100	29
FEB	1,223	776	447	126	97	29
MAR	1,216	777	439	149	113	36
APR	1,228	793	435	142	111	31
MAY	1,259	831	428	156	113	43
JUN	1,283	837	446	166	130	36
JUL	1,300	852	448	151	116	35
AUG	1,309p	863p	446p	158p	122p	36p
SEP	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
8 months						
1979	1,177	902	275			
1978	1,169	924	245			
1977	1,011	822	189			
1976	851	684	167			

INTEREST RATES AND YIELDS

Year and Month	1-4 UNIT MORTGAGES					APARTMENTS[4]	CONSTRUCTION LOANS[5] ALL TYPES	FNMA		GNMA Current Securities Yield[7]	SELECTED SECURITIES			SPREADS (Basis Points)	
	FHA Opinion Survey			FHLBB Survey				FMS Auction Yields on 4-mo Commitments[6] FHA/VA Conv			Aaa Utility New Issue	U.S. Gov't 10-yr	U.S. Gov't 26-wk	Prime Commercial Paper 90-119 Days	FHA New Minus Aaa Utility	GNMA minus 10-yr Gov't
	FHA New[3]	Conventional New	Conventional Existing	Conventional New	Conventional Existing										
1978															
JUN	n.a.	9.75	9.75	9.46	9.48	9.750-10.00		9.918	10.092	9.09	9.09	8.46	7.200	7.59	n.a.	.63
JUL	9.92	9.80	9.80	9.57	9.63	9.750-10.00		10.016	10.188	9.18	9.14	8.64	7.471	7.85	.78	.54
AUG	9.78	9.80	9.80	9.70	9.77	9.750-10.250	10.43	9.801	10.101	8.98	8.82	8.41	7.363	7.83	.96	.57
SEP	9.78	9.80	9.85	9.73	9.84	9.720-10.125		9.782	10.015	9.09	8.86	8.42	7.948	8.39	.92	.67
OCT	9.93	9.95	9.95	9.83	9.90	9.750-10.125		10.053	10.198	9.33	9.17	8.64	8.493	8.98	.76	.69
NOV	9.99	10.10	10.15	9.86	9.97	9.750-10.125	11.35	10.293	10.560	9.43	9.27	8.81	9.204	10.14	.72	.62
DEC	10.16	10.30	10.30	10.02	10.08	9.875-10.125		10.508	10.825	9.61	9.28	9.01	9.397	10.37	.88	.60
1979																
JAN	10.17	10.30	10.30	10.18	10.33	10.125-10.250		10.693	11.060	9.70	9.54	9.10	9.501	10.25	.63	.60
FEB	10.17	10.35	10.35	10.18	10.36	10.125-10.250	11.79	10.506	11.040	9.68	9.53	9.10	9.349	9.95	.64	.60
MAR	10.19	10.35	10.40	10.32	10.47	10.125-10.375		10.423	10.932	9.73	9.62	9.12	9.458	9.90	.57	.61
APR	n.a.	10.55	10.55	10.34	10.54	10.125-10.375		10.645	11.035	9.86	9.70	9.18	9.490	9.85	n.a.	.68
MAY	10.61	10.80	10.80	10.47	10.60	10.250-10.500	12.23	10.847	11.357	10.02	9.83	9.23	9.531	9.94	.78	.79
JUN	10.49	10.90	10.90	10.66	10.71	10.250-10.625		10.773	11.560	9.81	9.50	8.91	9.062	9.76	.99	.90
JUL	10.46	10.95	11.00	10.78	10.93	10.250-10.625		10.652	11.521	9.81	9.59	8.95	9.236	9.87	.87	.86
AUG	10.58	11.10	11.15	11.01	11.14	10.375-10.625	n.a.	10.671	11.517	9.97	9.48	8.99	9.425	10.27	.110	.98
SEP	n.a.	n.a.	n.a.	11.02	11.19	10.625-10.875		11.091	11.741	10.40	9.93	9.33	10.203	11.63	n.a.	.107

LONG-TERM MORTGAGE LOANS CLOSED

(Dollars in Millions)

Year and Month	BY TYPE OF INSTITUTION					BY TYPE OF UNIT AND INSTITUTION														
						1-4 Units					5+ Units					Nonresidential				
	Total	Mtg Bankers	S&Ls	Banks[8]	Life Cos	Total	Mtg Bankers	S&Ls	Banks[8]	Life Cos	Total	Mtg Bankers	S&Ls	Banks[8]	Life Cos	Total	Mtg Bankers	S&Ls	Banks[8]	Life Cos
1978																				
APR	14,389	2,870	5,421	5,296	802	11,030	2,320	5,020	3,647	43	863	180	241	286	156	2,496	370	160	1,363	603
MAY	16,667	3,230	6,560	6,048	829	13,225	2,760	6,144	4,280	41	682	40	280	267	95	2,760	430	136	1,501	693
JUN	20,015	3,820	7,541	7,552	1,102	15,843	3,320	7,096	5,335	92	885	140	261	341	143	3,287	360	184	1,876	867
JUL	17,248	3,690	5,888	6,752	918	13,542	3,200	5,570	4,717	55	832	180	186	302	164	2,874	310	132	1,733	699
AUG	19,794	4,120	6,948	7,710	1,016	15,640	3,570	6,601	5,414	55	855	150	229	351	125	3,299	400	118	1,945	836
SEP	17,586	4,080	6,165	6,385	956	13,778	3,510	5,867	4,352	49	662	100	182	278	102	3,146	470	116	1,755	805
OCT	18,238	4,670	6,205	6,273	1,090	13,902	3,850	5,860	4,129	63	694	70	217	223	184	3,642	750	128	1,921	843
NOV	18,204	4,280	5,895	6,837	1,192	13,844	3,720	5,582	4,442	100	769	170	193	266	140	3,591	390	120	2,129	952
DEC	19,905	5,670	5,269	6,567	2,399	13,371	3,790	4,913	4,440	228	1,104	200	204	365	335	5,430	1,680	152	1,762	1,836
1979																				
JAN	14,599	4,080	4,080	5,740	699	11,016	3,640	3,779	3,530	67	677	120	182	278	97	2,906	320	119	1,932	535
FEB	12,072	3,560	3,419	4,245	848	8,901	2,840	3,181	2,797	83	522	50	141	184	147	2,649	670	97	1,264	618
MAR	14,051	3,340	4,716	4,818	1,157	10,729	2,890	4,433	3,322	84	709	150	167	286	106	2,593	300	116	1,210	967
APR	15,061	3,810	5,386	4,892	973	11,699	3,040	5,115	3,400	144	873	350	165	238	120	2,489	420	106	1,254	709
MAY	17,183	3,910	6,671	5,616	986	13,819	3,396	6,316	4,050	57	567	65	231	213	58	2,797	449	124	1,353	871
JUN	19,899	4,263	7,209	7,120	1,307	16,005	3,754	6,848	5,246	107	879	199	208	225	247	3,065	310	153	1,649	953
JUL	19,368	4,852	6,111	7,169	1,236	15,412	4,238	5,811	5,237	126	771	232	177	269	93	3,185	382	123	1,663	1,017
AUG	n.a.	5,679p	6,452p	n.a.	n.a.	n.a.	5,011p	6,179p	n.a.	n.a.	n.a.	151p	157p	n.a.	n.a.	n.a.	517p	116p	n.a.	n.a.

LONG-TERM COMMITMENT ACTIVITY

(Dollars in Millions)

Year and Month	OUTSTANDING					ISSUED DURING MONTH				
	Total	Mtg Bankers	S&Ls	Banks[8]	Life Cos	Total	Mtg Bankers	S&Ls	Banks[8]	Life Cos
1978										
APR	70,450	15,100	23,398	11,646	20,306	19,250	4,260	9,466	3,498	2,026
MAY	74,237	16,410	23,939	12,646	21,242	21,300	4,620	10,098	4,321	2,261
JUN	75,381	16,870	22,927	13,171	22,413	21,125	4,960	9,198	4,215	2,752
JUL	77,100	17,920	22,393	13,649	23,138	18,482	4,780	7,925	3,672	2,105
AUG	74,650	17,060	22,047	12,432	23,111	17,618	3,810	8,924	3,251	1,633
SEP	74,316	16,170	21,648	13,293	23,205	17,568	4,280	8,163	3,415	1,710
OCT	75,247	16,570	21,503	13,545	23,629	19,065	5,450	8,594	3,081	1,940
NOV	74,594	17,270	20,738	12,393	24,193	17,272	4,300	7,813	3,009	2,150
DEC	72,426	17,300	18,911	12,029	24,186	16,155	4,830	6,167	2,475	2,683
1979										
JAN	71,434	17,320	18,053	11,271	24,790	13,865	4,050	5,478	2,362	1,975
FEB	72,130	16,490	19,038	11,637	24,965	13,580	3,630	6,076	2,234	1,640
MAR	75,593	17,430	21,085	11,549	25,529	17,520	3,900	8,713	2,525	2,382
APR	76,264	14,860	22,923	12,169	26,312	19,030	4,020	9,493	3,287	2,260
MAY	80,544	15,855	23,569	13,127	27,993	21,926	4,630	10,387	3,745	3,164
JUN	79,826	14,831	22,777	13,139	29,079	19,527	3,823	9,003	3,795	2,906
JUL	81,240	16,291	22,366	12,899	29,684	18,343	4,464	8,167	3,215	2,497
AUG	n.a.	16,578p	22,114p	n.a.	n.a.	n.a.	6,094p	n.a.	n.a.	n.a.

MORTGAGE INSURANCE

(Units in thousands, dollars in millions)

Year and Month	APPLICATIONS RECEIVED, UNITS				INSURED							
					Total		FHA(203)		VA		Private	
	FHA/VA Total	VA	Private		Units	Amt	Units	Amt	Units	Amt	Units	Amt
1978												
APR	162	92	70		102	3,813	20	624	25	989	57	2,200
MAY	179	96	83		115	4,275	23	713	30	1,180	62	2,382
JUN	162	85	77		117	4,441	20	635	28	1,109	69	2,697
JUL	155	89	66		114	4,379	22	691	29	1,179	63	2,509
AUG	169	96	73		129	4,935	23	761	33	1,319	73	2,855
SEP	128	73	65		102	3,949	18	584	22	881	62	2,484
OCT	188	122	66		131	4,931	30	1,279	28	1,179	63	2,473
NOV	152	94	58		121	4,002	17	574	27	1,116	77	2,312
DEC	121	72	49		93	3,805	11	388	28	1,177	54	2,240
1979												
JAN	118	79	39		109	4,393	29	963	33	1,419	47	2,011
FEB	114	74	40		93	3,861	27	936	31	1,367	35	1,558
MAR	157	102	55		98	4,023	25	855	32	1,415	41	1,753
APR	169	106	63		90	3,741	19	665	24	1,075	47	2,001
MAY	185	116	69		102	4,246	23	806	24	1,082	55	2,358
JUN	166	103	63		103	4,338	24	846	24	1,096	55	2,396
JUL	n.a.	n.a.	58		n.a.	n.a.	n.a.	n.a.	31	1,423	57	2,515
AUG	n.a.	n.a.	59		n.a.	n.a.	n.a.	n.a.	35	1,695	56	2,435

SECONDARY MARKET ACTIVITY

(Dollars in Millions)

Year and Month	FNMA					FHLMC			GNMA	
	4-Month Commitments				12 Month Convert Standbys				Pass-Through Securities	
	FHA/VA Bid	FHA/VA Accept	Conventional Bid	Conventional Accept		Comm	Purc	Sold	Applications	Issued
1978										
JUN	1,095	637	574	342	491	762	500	793	2,811	999
JUL	757	472	316	179	299	738	520	725	3,028	997
AUG	499	277	225	128	126	838	742	299	3,907	1,648
SEP	718	336	485	284	283	678	670	402	3,036	1,203
OCT	1,965	832	1,157	496	502	514	791	370	3,580	1,762
NOV	788	322	861	387	507	582	765	581	2,869	1,721
DEC	627	320	417	221	319	293	598	340	3,295	1,381
1979										
JAN	305	155	114	58	132	327	498	321	2,925	1,426
FEB	211	161	63	45	89	295	401	291	2,892	1,304
MAR	508	284	145	114	71	427	350	116	2,680	1,453
APR	1,323	638	662	364	517	492	358	363	5,907	1,488
MAY	426	185	459	214	503	601	560	572	3,089	1,673
JUN	220	100	358	195	277	462	447	182	3,621	1,860
JUL	133	70	94	70	160	517	518	320	6,211	2,032
AUG	162	83	246	184	184	n.a.	n.a.	n.a.	5,105	2,933
SEP	1,421	600	527	326	343	n.a.	n.a.	n.a.	4,012	2,640

MORTGAGE BANKERS' CONSTRUCTION AND LAND LOAN ACTIVITY

(Dollars in Millions)

Year and Month	DISBURSEMENTS DURING MONTH					OUTSTANDING COMMITMENTS TO BORROWERS			
	Construction				Land Loans				
	Total	1-4 Units	5+ Units	Non-res.		Total	1-4 Units	5+ Units	Non-res
1978									
JUN	520	260	120	140	40	3,940	1,510	1,020	1,410
JUL	440	220	100	120	40	4,120	1,550	1,080	1,490
AUG	530	240	150	140	40	4,370	1,570	1,110	1,690
SEP	510	250	100	160	40	4,290	1,510	1,140	1,640
OCT	600	260	160	180	60	4,320	1,530	1,180	1,610
NOV	570	260	120	190	40	4,150	1,520	1,110	1,520
DEC	620	270	180	170	40	4,190	1,550	1,130	1,510
1979									
JAN	550	250	100	200	50	4,400	1,700	1,140	1,560
FEB	420	230	80	110	30	4,130	1,640	960	1,530
MAR	470	280	80	110	40	4,620	1,700	1,150	1,770
APR	570	300	120	150	50	4,250	1,610	1,230	1,410
MAY	560	330	100	130	60	3,910	1,820	740	1,350
JUN	700	450	110	140	50	4,460	2,060	1,120	1,280
JUL	594	312	121	161	59	4,010	1,870	870	1,270
AUG	756p	308p	172p	276p	86p	4,268p	2,016p	800p	1,452p
SEP	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

n.a.-Not available; p-Preliminary

[1]From the National Association of Realtors' "Existing Home Sales" series

[2]Reflects cumulative total through the latest month for each column

[3]Secondary market gross yields

[4]Benchmark rates, Citicorp Real Estate, Inc.

[5]Federal Reserve's weighted average interest rate for Commercial Banks.

[6]Weighted average gross yields for accepted bids.

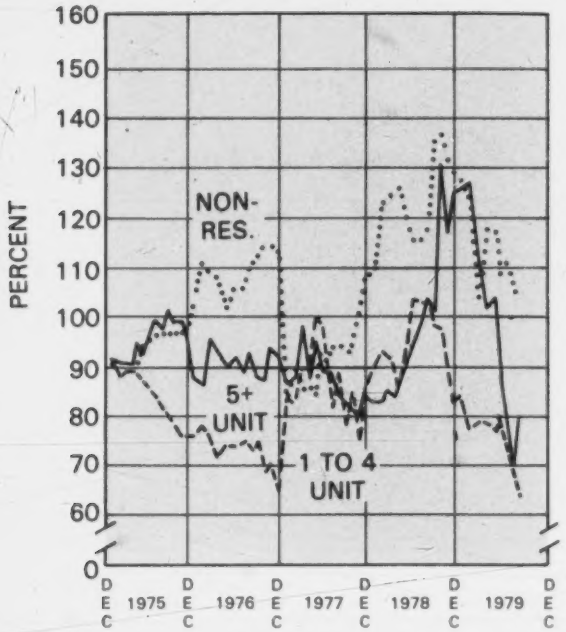
[7]Survey of three New York security dealers. Securities for immediate delivery.

[8]Mutual Savings Banks and Commercial Banks.

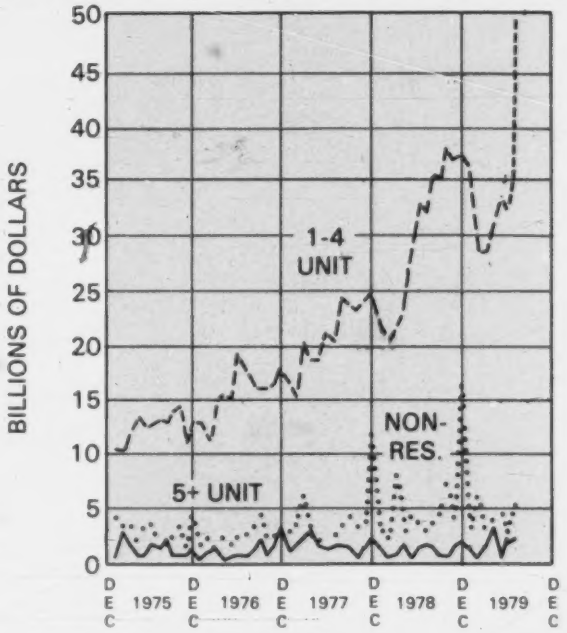
[9]Data from March 1979 not comparable to previous figures due to change in size of survey.

Sources: American Council of Life Insurance, Board of Governors of the Federal Reserve System, Bureau of the Census, Citicorp Real Estate, Inc., Department of Housing and Urban Development, Federal Home Loan Bank Board, Federal Home Loan Mortgage Corporation, Federal National Mortgage Association, Government National Mortgage Association, Mortgage Bankers Association of America, National Association of Mutual Savings Banks, National Association of Realtors, Veterans Administration.

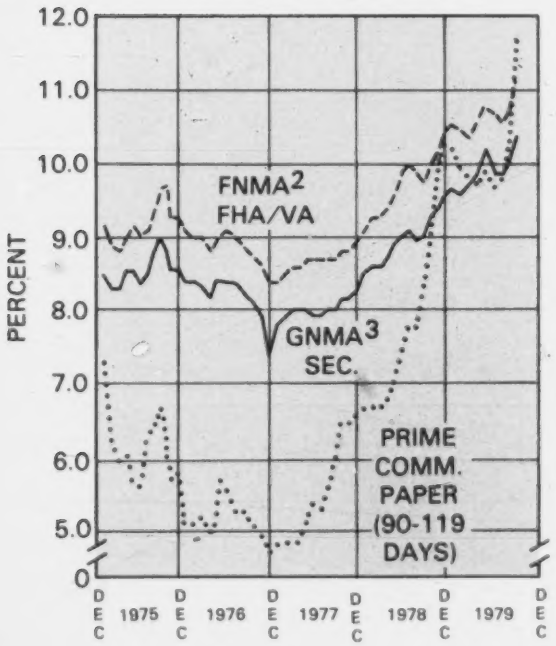
MORTGAGE BANKERS' LONG-TERM MORTGAGE COVERAGE[1]



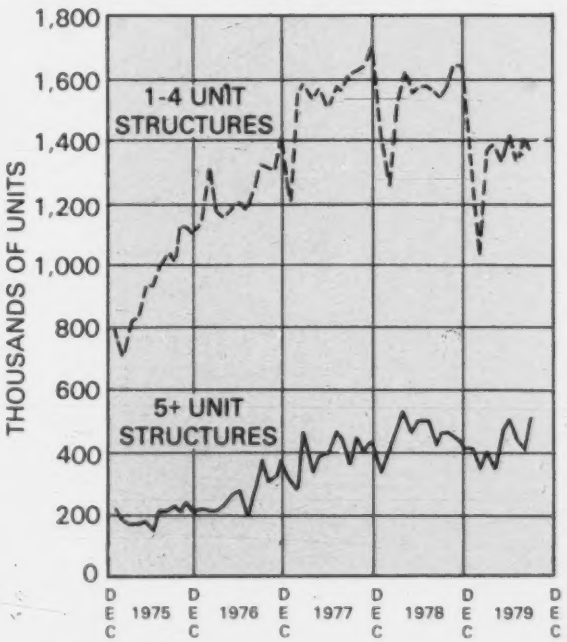
MORTGAGE BANKERS' LONG-TERM MORTGAGE LOANS CLOSED SEASONALLY ADJUSTED ANNUAL RATES



SELECTED YIELDS



HOUSING STARTS SEASONALLY ADJUSTED ANNUAL RATES



FOOTNOTES
1. OUTSTANDING LONG-TERM COMMITMENTS RECEIVED FROM INVESTORS DIVIDED BY THE SUM OF OUTSTANDING END OF MONTH INVENTORY AND OUTSTANDING LONG-TERM COMMITMENTS ISSUED TO BORROWERS, MULTIPLIED BY 100.
2. WEIGHTED AVERAGE GROSS YIELDS FOR ACCEPTED BIDS OF ALL FNMA FREE MARKET AUCTIONS DURING THAT MONTH.
3. SURVEY OF THREE NEW YORK SECURITY DEALERS. SECURITIES FOR IMMEDIATE DELIVERY.

SOURCES: BUREAU OF THE CENSUS, FEDERAL NATIONAL MORTGAGE ASSOCIATION, FEDERAL RESERVE BOARD, MORTGAGE BANKERS ASSOCIATION

MBA — ECONOMICS DEPARTMENT